

GRANT BROTHERS MINOR SUBDIVISION

A SUBDIVISION OF A PART OF THE SW1/4 OF THE NW1/4
OF SECTION 11, T2N, R68W OF THE 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

AREA = 2.879 ACRES, MORE OR LESS.

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE MINOR PLAT OF "GRANT BROTHERS MINOR SUBDIVISION" WAS APPROVED ON THIS 21 DAY OF December, 2000 AND THAT THE MAYOR OF THE TOWN OF FIRESTONE, COLORADO, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

MAYOR Cheri Anderson CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF WELD }
I HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE AT _____ O'CLOCK
_____, THIS _____ DAY OF _____ A.D., 2001, AND IS RECORDED IN:
BOOK _____, PAGE _____, RECEPTION NO. _____

CLERK AND RECORDER _____ DEPUTY _____

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "GRANT BROTHERS MINOR SUBDIVISION" REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND CHECKING IN ACCORDANCE WITH APPLICABLE STATE LAW, THAT THE PLAT ACCURATELY AND PROPERLY SHOWS THE SUBDIVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 24305
DATE: 1-8-01

OWNERS / DEVELOPERS

GRANT BROTHERS, LLP
c/o BRADFORD FELDMAN
GRANT & GRANT, LLP
436 COFFMAN STREET, SUITE 200
LONGMONT, CO 80501
(303) 776-3100

TECHNICAL CONSULTANTS

FRANK N. DREXEL, PLS
ALBERS, DREXEL & POHLY, INC.
1860 INDUSTRIAL CIRCLE, SUITE D
LONGMONT, CO 80501
(303) 682-1131

NOTES

- BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE NW1/4 OF SECTION 11, T2N, R68W OF THE 6TH P.M., BEARS N00°07'44"E AS MONUMENTED AND SHOWN HEREON.
- RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER F925686, EFFECTIVE DATE OCTOBER 21, 2000, AND FROM INFORMATION PROVIDED BY THE COLORADO DEPARTMENT OF TRANSPORTATION. NO ADDITIONAL RESEARCH WAS COMPLETED.
- THE POSITIONS OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 25, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 19, 1958, IN BOOK 1505 PAGE 504, WAS DETERMINED FROM INFORMATION PROVIDED BY CDOT.
- ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, MAP NUMBERS 080260850C, REVISED DATE SEPTEMBER 28, 1982, PANEL 850 OF 1075, WELD COUNTY, COLORADO, UNINCORPORATED AREA, THE SUBJECT PROPERTY LIES ZONE C, AREAS OF MINIMAL FLOODING.
- LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL 1860 INDUSTRIAL CIRCLE, SUITE D, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, GRANT BROTHERS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP BEING THE OWNERS OF THE LAND SHOWN ON THIS FINAL PLAT AS DESCRIBED AS FOLLOWS:

ALL OF THAT PART OF THE SOUTH 200 FEET OF THE WEST 1000 FEET OF THE NW1/4 OF SECTION 11, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, LYING EAST OF THE EASTERLY LINE OF INTERSTATE HIGHWAY NO. 25 FRONTAGE ROAD CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION FOR PROJECT I-25 (C) 025-3(110) AS DESCRIBED IN POSSESSION AND USE AGREEMENT RECORDED MARCH 11, 1997, IN BOOK 1595 AS RECEPTION NO. 2537397 OF THE RECORDS OF WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 11, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 11 BEARS N00°07'44"E, 2638.60 FEET (BASIS OF BEARING), THENCE S89°54'04"E, 361.42 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 11 TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 25 FRONTAGE ROAD AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S89°54'04"E, 638.58 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 11 TO THE EAST LINE OF THE SOUTH 200 FEET OF THE WEST 1000 FEET OF THE NW1/4 OF SAID SECTION 11;

THENCE N00°07'44"E, 200.00 FEET ALONG THE EAST LINE OF THE SOUTH 200 FEET OF THE WEST 1000 FEET OF THE NW1/4 OF SAID SECTION 11 TO THE NORTHEAST CORNER THEREOF;

THENCE N89°54'04"W, 615.67 FEET ALONG THE NORTH LINE OF THE SOUTH 200 FEET OF THE WEST 1000 FEET OF THE NW1/4 OF SAID SECTION 11 TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 25 FRONTAGE ROAD;

THENCE S06°39'47"W, 201.32 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 25 FRONTAGE ROAD TO THE SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 11 AND THE TRUE POINT OF BEGINNING.

AREA = 2.879 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "GRANT BROTHERS MINOR SUBDIVISION", A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS AND AVENUES AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DO FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE PUBLIC ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFORE WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR U.S. WEST COMMUNICATIONS, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALLY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR U.S. WEST COMMUNICATIONS, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER:
GRANT BROTHERS, LLP

BY: Wallace H. Grant
WALLACE H. GRANT, MANAGER

STATE OF COLORADO } SS
COUNTY OF Boulder

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF JANUARY, 2001, BY WALLACE H. GRANT AS MANAGER OF GRANT BROTHERS, LLP.

WITNESS MY HAND AND OFFICIAL SEAL.

Shannon C. Renke 11/20/2001
NOTARY PUBLIC MY COMMISSION EXPIRES

